

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

Whereas, on or about Melvin C. Westervelt, Trustee, conveyed lot # 67 of the property known as Augusta Court, Greenville Township, Greenville County, State aforesaid, to W.A. Floyd; and

Whereas, on or about W.A. Floyd conveyed the same property to L.A. Mills; and

Whereas, both of said deeds were lost and never placed on record; and

Whereas, said L.A. Mills is now the owner in fee simple of said property;

Now, therefore, in order to complete title to said property in the said L.A. Mills,

KNOW ALL MEN BY THESE PRESENTS, That We, Melvin C. Westervelt, Trustee and W.A. Floyd

in the State aforesaid, in consideration of the sum of Ten (\$10.00) DOLLARS,

to us paid by L.A. Mills

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said L.A. Mills

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,

being more particularly described as follows:
Beginning at a stake on an unnamed Street through the property known as Augusta Court at the corner of lot 67 and 68 and running thence North 39-21 West 169.2 feet to a stake; thence South 51-20 East 59.83 feet to a stake; thence South 39-20 E. 173.6 feet to a stake on said unnamed Street; thence with said Street 60 ft. to the beginning corner; being lot no. 67 according to a plat of the Augusta Court property, which plat is recorded in the office of R. M. G. for Greenville County in Plat Book F, at page 124.

This conveyance is subject to the following building restrictions which are for the benefit of all persons who own lots in this subdivision:

- (1) No dwelling shall be erected on the above lot nearer than 50 ft. to the abutting sidewalk nor shall any out buildings or any building appurtenant to a dwelling be erected nearer than fifty feet to the abutting sidewalk.
 - (2) The facing of the lots as shown on the recorded plat shall be strictly adhered to; however, more than one lot may be used for the purpose of erecting a dwelling.
 - (3) This property shall never be sold, rented, or otherwise disposed of to negroes or persons having any percentage of negro blood.
- For the power and authority of Melvin C. Westervelt, Trustee to convey this property see Deeds by H. Schwiers and Morse Milling Company to Melvin C. Westervelt, Trustee, dated February 24, 1923, and recorded in Deeds Vol. 89 page 199 and Vol. 85 page 249.